

MINUTES OF A REGULAR VOTING MEETING OF THE

FAIRFIELD PLANNING COMMISSION

May 14, 2014

Scott Lepsky, Chairman, called the Regular Meeting of the Fairfield Planning Commission to order.

Members present: Scott Lepsky, Don Hassler, Bill Woeste, Mark Morris, Bob Myron, Tom Hasselbeck and Ron D'Epifanio.

MINUTES OF THE PREVIOUS MEETING:

The minutes of the previous meeting, held April 23, 2014, were approved as submitted.

NEW BUSINESS:

Conditional Use Application – Church – 449 Patterson Drive – D-1 Zone

Slides of the site and building were shown. Tim Bachman stated the building was purchased by Barry Brown some time ago and this is the first tenant. Mr. Jack Musgrove, applicant, stated his church has 25 – 30 members. There is parking for approximately 45 cars on sides and in the rear. The building has two entrances but the congregation uses the rear door as it is handicap accessible. The auditorium area has seats for 90 people and should they outgrow it, walls could be removed to enlarge the room for approximately 125 – 140 people. Mr. Brown has talked with the owners of the VFW and members of the church can also park there on Sunday morning since the hall will be closed. Mr. Musgrove said currently, services are only held on Sunday mornings but he is considering a mid-week service also. Mr. Bachman informed Mr. Musgrove that if this is approved, he will still need to secure a change of occupancy permit. The building will be inspected and an occupancy limit posted. Mr. Lepsky added there are parking requirements which will also have to be followed.

Scott Lepsky, seconded by Mark Morris, made a motion to approve the Conditional Use for the church to operate at 449 Patterson Drive for a period of one year at which time it will be reviewed and the applicant obtain a Certificate of Occupancy for the premises.

Motion carried 7 – 0.

Dedication Plat – Schirmer Drive

Mr. Bachman stated Schirmer Drive is located across from the old Fisher Body plant. At the north corner of Schirmer and Route 4 is where Valley Thrift is located. The store has been so successful that the owner of the store approached the City to widen Schirmer Drive at his cost. When the improvement is constructed, Schirmer Drive will have one lane in and dedicated right and left turn lanes out. Traffic currently backs up when trying to turn left onto Route 4.

Slides were shown of the area he is dedicating to the City and the proposed improvements to the road and sidewalk. Jim Ritter, architect, stated the owner has taken it upon himself to widen the road as there has been several accidents. Valley Thrift generates a lot of traffic; they complete around 1,500 transactions per day. The amount of traffic doesn't warrant a signal so this is their other option.

Mr. Bachman added the road will be constructed to City standards and inspected before the improvement is accepted. This is the first project to be completed with the new construction standards the City recently adopted.

Don Hassler, seconded by Bob Myron, made a motion to accept the dedication plat for Schirmer Drive.

Motion carried 7 – 0.

REPORTS/GENERAL DISCUSSION

Bill Woeste reported Council is starting a program spotlighting local businesses. A representative from a business will attend a Council meeting and speak about their business and why they chose Fairfield.

Being no further business, the meeting adjourned.

Scott Lepsky, Chairman

Peggy Flaig, Clerk